

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, Louisiana, 70154

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
3725.0000	06-1310-000	06/01/2012	LTS 4 5 & 6 & W 10 FT OF LT 7 BLK 30 HAZLEHURST PLAT DB 55 P 262 OR 1859 P 616 OR 2955 P 609 LESS OR 484 P 13 SR R/W (W STREET) & N 10 FT OF ALLEY OR 3557 P 719 OR 6517 P 1739

2013 TAX ROLL

TREIBER NICHLOS G
2825 W LAKEVIEW AVE
PENSACOLA , Florida 32505

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

rmctl2013 (Matt Sheehan)
Applicant's Signature

07/07/2014
Date

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

7/7/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 06-1310-000

July 11, 2014
Tax Year: 2011
Certificate Number: 3725.0000

LTS 4 5 & 6 & W 10 FT OF LT 7 BLK 30 HAZLEHURST PLAT DB 55 P 262 OR 1859 P 616 OR 2955 P 609 LESS OR 484
P 13 SR R/W (W STREET) & N 10 FT OF ALLEY OR 3557 P 719 OR 6517 P 1739

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140607

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3725.0000**, issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-1310-000**

Certificate Holder:
CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, LOUISIANA 70154

Property Owner:
TREIBER NICHLOS G
2825 W LAKEVIEW AVE
PENSACOLA, FLORIDA 32505

Legal Description:

LTS 4 5 & 6 & W 10 FT OF LT 7 BLK 30 HAZLEHURST PLAT DB 55 P 262 OR 1859 P 616 OR 2955 P 609 LESS OR 484 P 13 SR R/W (W STREET) & N 10 FT OF ALLEY OR ...

See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	3725.0000	06/01/12	\$1,186.49	\$0.00	\$212.08	\$1,398.57

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	3034.0000	06/01/14	\$1,124.70	\$6.25	\$56.24	\$1,187.19
2013	3397.0000	06/01/13	\$1,150.85	\$6.25	\$57.54	\$1,214.64

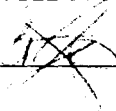
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$3,800.40
\$0.00
\$250.00
\$75.00
\$4,125.40
\$4,125.40
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale: April 11, 2015

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

IN THE CIRCUIT COURT OF FLORIDA
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, CIVIL ACTION

CASE NO.: 06-0000373-DR JD/DIV: M
UCN: 17 2006 DR 000373 XXXX FL

TREIBER, SHANNON
7825 LA NAIN DR
PENSACOLA, FL 32514
Petitioner.

vs.

TREIBER, NICHOLAS G.
715 EAST DESOTO STREET
PENSACOLA, FL 32501
Respondent.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

2009 DEC -3 P 4: 22

DOMESTIC RELATIONS
FILED & RECORDED

JUDGMENT/CERTIFICATE OF DELINQUENCY

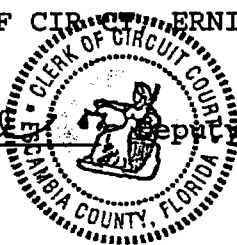
The undersigned, being the duly authorized local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County, certifies that TREIBER, NICHOLAS G. has failed to pay into the depository the court-ordered support payment mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$3,666.55 balance at terms, not including any costs or fees. Statutory interest automatically accrues on all past due support pursuant to F.S.55.03.

I further certify that TREIBER, NICHOLAS G. was issued a Notice of Delinquency on 03/16/2009, and 30 or more days have elapsed since the referenced delinquent payment was due. Pursuant to F.S. 61.14 this Certificate is a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated December 3, 2009.

ESCAMBIA CTY CLERK OF CIRCUIT COURT ERNIE LEE MAGAHA

By: 



Clerk

Case: 2006 DR 000373

00072729587

Dkt: DJ2177 Pg#: 1

94

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION, CASE NO.: 2004-CA-002077

ALLSTATE FLORIDIAN INSURANCE
COMPANY as Subrogee of SPENCER
S. LOWE,

Plaintiff,

v.

JOHN L. TREIBER d/b/a TREIBER
CONSTRUCTION CO., INC.,

Defendants.

2008 JUL 23 P 3-2
Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: Christina Nepe D.C.
Date: Sept. 22, 2008

SUPPLEMENTAL FINAL JUDGMENT
AWARDING APPELLATE ATTORNEY FEES

Pursuant to the Stipulation Awarding Appellate Attorneys Fees entered into between the parties, it
is

ADJUDGED, that the Plaintiff, ALLSTATE FLORIDIAN INSURANCE COMPANY as Subrogee
of SPENCER S. LOWE, P.O. Box 21169, Roanoke, VA 24018, shall recover from the Defendant, JOHN L.
TREIBER d/b/a TREIBER CONSTRUCTION CO., INC. (DOB: 7/18/41, SSN: [REDACTED] 4211 Morelia
Pl., Pensacola, FL 32504, the sum of \$9,580.00 for appellate attorneys fees, that shall bear interest at the
legal rate of 11% per year, for which let execution issue, it is

FURTHER ADJUDGED, that the amount set forth herein is in addition to the principal amount
awarded in the Final Judgment entered by this Court on June 6, 2007 and the Supplemental Final Judgment
entered by this Court on November 1, 2007, it is

FURTHER ADJUDGED, that the FINAL JUDGMENT IN CONTINUING GARNISHMENT
entered by this Court on the 12th day of December, 2007, is hereby amended to reflect the total amount due
of \$59,992.56, exclusive of post judgment interest.

DONE AND ORDERED, in Chambers at Pensacola, Escambia County, Florida, this 28th day of

July, 2008.

Mark D. Allen
CIRCUIT COURT JUDGE

Copies furnished to:

Eddy R. Resnick, Esquire, 2020 Ashley Oaks Circle, Ste. 101, Wesley Chapel, FL 33544
Michael E. Fenimore, Esquire, P.O. Box 13105, Pensacola, FL 32591-3105
John L. Treiber d/b/a Treiber Construction Co., Inc., 4211 Morelia Pl., Pensacola, FL 32504
Kristen C. Trayner, Payroll Administrator, Belfor USA, 185 Oakland Ave., Ste. 300, Brimingham, MI 48009

Recorded in Public Records 11/09/2007 at 03:27 PM OR Book 6246 Page 337,
Instrument #2007106610, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION, CASE NO.: 2004-CA-002077

ALLSTATE FLORIDIAN INSURANCE
COMPANY as Subrogee of SPENCER
S. LOWE,

Plaintiff,

v.

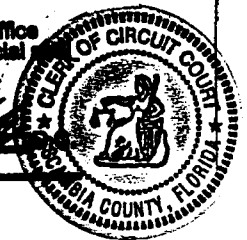
JOHN L. TREIBER d/b/a TREIBER
CONSTRUCTION CO., INC.,

Defendants.

CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2007 NOV -2 P 3:39

Certified to be a true copy
the original on file in this office
Witness my hand and official
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By [Signature]
Date 11-19-07



SUPPLEMENTAL FINAL JUDGMENT

Pursuant to the Order Granting Motion for Attorneys Fees, Costs and Interest entered by the
Court, it is

ADJUDGED, that the Plaintiff, ALLSTATE FLORIDIAN INSURANCE COMPANY as
Subrogee of SPENCER S. LOWE, P.O. Box 21169, Roanoke, VA 24018, shall recover from the
Defendant, JOHN L. TREIBER d/b/a TREIBER CONSTRUCTION CO., INC. (DOB: 7/18/41,
SSN: [REDACTED] Morelia Pl., Pensacola, FL 32504, the sum of \$8,955.31 for prejudgment
interest, \$2,734.25 for court costs and \$6,795.00 for attorneys fees, making a total of \$18,484.56,
that shall bear interest at the legal rate of 11% per year, for which let execution issue, *nun pro tunc*
to June 6, 2007, it is

FURTHER ADJUDGED, that the amount set forth herein is in addition to the principal
amount awarded in the Final Judgment entered by this Court on June 6, 2007.

DONE AND ORDERED, in Chambers at Pensacola, Escambia County, Florida, this 15th
day of November, 2007.

[Signature]
CIRCUIT COURT JUDGE

Copies furnished to:

- ✓ Eddy R. Resnick, Esquire, 2020 Ashley Oaks Circle, Ste. 101, Wesley Chapel, FL 33544
- ✓ Michael E. Fenimore, Esquire, P.O. Box 13105, Pensacola, FL 32591-3105
- ✓ John L. Treiber d/b/a Treiber Construction Co., Inc., 4211 Morelia Pl., Pensacola, FL 32504

#2693

11-09-07 [Signature]

Case: 2004 CA 002077

00002678667

Dkt: CA1036 Pg#:

64


2. The Court reserves jurisdiction to enter a judgment for taxable costs. The plaintiff shall either submit a stipulation of the parties as to the amount of taxable costs or shall file a motion within twenty (20) days for the Court to determine taxable costs. If a stipulation or motion is submitted within twenty (20) days, the Court will reserve jurisdiction until a supplemental final judgment can be entered. If no such motion or stipulation is filed within twenty (20) days, the Court will not reserve jurisdiction to award costs beyond that time.

DONE and ORDERED in Chambers at Pensacola, Escambia County, Florida this

6th day of June 2007.


MICHAEL G. ALLEN
Circuit Judge

Copies to:

 Eddy R. Resnick, Esquire
Resnick & Serrano, P. A.
704 West Bay Street
Tampa, FL 33606
Attorney for Plaintiff

✓ Larry A. Matthews, Esquire
Bozeman, Jenkins & Matthews, P. A.
114 East Gregory St.
Pensacola, FL 32502
Attorneys for Defendant

So. 2d 515 (Fla. 4th DCA 1981). Although Treiber was not obligated to perform the repairs in a perfect manner, he was obligated to perform them without major defects. Allstate presented evidence that the drywall work performed by Treiber was defective and did not meet local industry standards for quality. Treiber was made aware of the deficiencies and given an opportunity to correct the work but failed to do so. The Court finds that the work performed by Cottingham General Contractors was necessary and reasonable to correct the substandard work performed by Treiber. Further, the Court finds that Lowe incurred \$1,400.00 in rental expenses, which were reimbursed by Allstate, during the period of time that Treiber's work was being repaired.

With regard to the claim for \$1,132.24 for an electrician to change the 100 amp service which was provided by Treiber to 200 amp service, the Court finds that although the estimate prepared by Treiber included an expense for providing 200 amp service, evidence was presented that when Treiber submitted the estimate Allstate rejected it, directed Treiber to perform the repairs with 100 amp service and compensated him only for providing the 100 amp service. Therefore, the Court finds that Allstate is not entitled to recover for the additional cost of providing 200 amp service to Lowe.

It is therefore **ORDERED and ADJUDGED** as follows:

1. The plaintiff, Allstate Floridian Insurance Company (as subrogee of Spencer Lowe) shall recover from the defendant, John L. Treiber, the sum of \$31,928.00 that shall bear interest at the rate of eleven percent (11%) per year for which let execution issue.

repair the work Treiber had done, paid an electrical contractor \$1,132.24 to correct work by Treiber and paid an additional \$1,900.00 for living expenses while the work done by Treiber was being repaired. Allstate sued as a Subrogee of Lowe and in its individual capacity.

Allstate's suit in its individual capacity was based upon an agreement it entered into with Treiber under something known as a quality vendor processes and best practices contract. The contract provides for Allstate to make direct referrals to the vendor and provides for direct payment to the vendor by Allstate. The contract includes a provision that workmanship should be top quality and should meet industry standards "so to provide a three-year guarantee." The contract further provides that failure to adhere to the quality workmanship requirement may be cause for suspension. The Court finds that the quality vendor processes and best practices contract did not create a guarantee by Treiber to Allstate or Allstate's customers. No evidence was presented that Treiber provided any separate guarantee of his work.

Allstate also sued as a Subrogee of Lowe, alleging breach of the guarantee and negligent repair. Treiber argued that Allstate had no obligation under its policy of insurance to pay for additional repairs for Lowe when Lowe was not satisfied with Treiber's repairs. However, the Court finds it is not necessary to reach that issue. The Court finds that Lowe executed a release and subrogation agreement with Allstate and assigned to Allstate any claims and causes of actions that he had as a result of the loss covered by Allstate. The Court finds that Allstate was entitled to sue Treiber as a Subrogee of Lowe.

Although Treiber did not provide any separate written guarantee to Lowe for the repair work he performed, the Court finds that there is an implied warranty of fitness and marketability when one performs construction services for another. Drexel Properties, Inc. v. Bay Colony, 406

Recorded in Public Records 06/11/2007 at 04:13 PM OR Book 6161 Page 1613,
Instrument #2007055719, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2007 JUN -7 P 3 51

CIRCUIT CIVIL DIVISION
FILED & RECORDED

ALLSTATE FLORIDIAN INSURANCE
COMPANY as Subrogee of SPENCER
S. LOWE,

Plaintiffs,

vs.

CASE NO.: 2004 CA 2077

JOHN L. TREIBER and NANCY C. TREIBER
d/b/a TREIBER CONSTRUCTION CO., INC.,

DIVISION: D

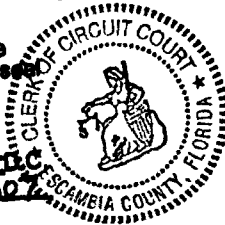
Defendants.

FINAL JUDGMENT

THIS MATTER was before the Court for a Final Non-Jury Trial on the plaintiff's
Complaint. Counsel for both parties were present. The Court heard testimony of witnesses,
received evidence and heard argument of counsel. Upon the evidence presented, the Court
makes the following findings of fact and conclusions of law

The plaintiff, Allstate Floridian Insurance Company, provided homeowners' insurance to
Spencer Lowe. On April 25, 2000, Mr. Lowe suffered a significant loss as the result of a fire at
the residence. Upon making a claim with his insurance company, Mr. Lowe was directed to John
Treiber, a general contractor who was conducting business as Treiber Construction Co., Inc.,
although the corporation had been administratively dissolved. Treiber performed substantial
repairs to the house, but Lowe was not satisfied with the workmanship, particularly with regard
to the drywall. Lowe made his complaints known to Allstate, which provided a guarantee for
quality repairs by contractors referred by it. Allstate paid \$30,528.00 to another contractor to

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: *[Signature]*
Date: 6-20-2007



Case: 2004 CA 002077

00088796846

Dkt: CA1036 Pg: 4

Recorded in Public Records 05/13/2005 at 04:50 PM OR Book 5639 Page 1266,
Instrument #2005372640, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR COUNTY, FL
JUDICIAL CIRCUIT, IN AND FOR COUNTY, FL
ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2004-CA-002204
DIVISION: A

2005 MAY 12 P 3 02
CIVIL DIVISION
FILED & RECORDED

AMERICAN INTERSTATE INSURANCE COMPANY,
Plaintiff,

vs.

JOHN TREIBER d/b/a
TREIBER CONSTRUCTION COMPANY,
Defendant.

FINAL JUDGMENT

The Court finding that the defendant, JOHN TREIBER
d/b/a TREIBER CONSTRUCTION COMPANY, has had a Default entered
against him and is indebted to the plaintiff, AMERICAN INTERSTATE
INSURANCE COMPANY, in the sum of \$16,863.40, plus costs and
interest, it is,

ADJUDGED that the Plaintiff, AMERICAN INTERSTATE
INSURANCE COMPANY, recover of and from the defendant, JOHN
TREIBER d/b/a TREIBER CONSTRUCTION COMPANY, the sum of \$16,863.40
principal, plus costs of \$276.00 and \$1,850.62 interest, making a
total of \$18,987.02, that shall bear interest at the rate of
seven per cent per annum, for all of which let execution issue.

DONE and ORDERED in Chambers, at Pensacola, Escambia
County, Florida this 12th day of May, 2005.


J U D G E

Copies furnished to:

American Interstate Insurance Co.
Litigation Accounts
2301 Highway 190 West
DeRidder LA 70634


John Treiber
4211 Morelia Place
Pensacola, Florida 32504

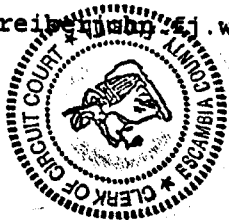
c/o Francine Clair Landau, Esq.
3219 Atlantic Boulevard
Jacksonville, Florida 32207

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Certified to be a true copy of
the original on file in this office
Witness my hand and official seal

ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By:  D.C.
Date: 8/15/05



AB BUTTING ROAD WAY MAINTENANCE DISCLOSURE FORM

Attention

Pursuant to Escambia County Code of Ordinances Chapter 1-29, 2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. This disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29, 2 Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the Public Records of Escambia County, Florida. Note: Acceptance for filing by county employees of this disclosure shall in no way be construed as an acknowledgement by the county the veracity of any disclosure statement.

Name of Roadway

Legal address of Property

2825 WEST LAKEVIEW STREET

2825 WEST LAKEVIEW STREET

THE COUNTY

(x) HAS ACCEPTED

() HAS NOT ACCEPTED

THE ABUTING ROADWAY MAINTENANCE

THIS FORM COMPLETED BY

Don C. Paedae

5104 N "W" Street

Pensacola, Florida 32505

AS TO SELLERS

JOHN L. TREIBER

JANICE TREIBER

Janice Treiber

Ray E. C.

Witness

D. Kilam

Witness

AS TO BUYERS

Nicholas Treiber

Ray C.

Witness

D. Kilam

Witness

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed the 10TH day of OCTOBER, 2009 by JOHN L. TREIBER
AND JANICE E. TREIBER the party of the first part, to NICHLOS G. TREIBER whose address
is 2825 WEST LAKEVIEW STREET, Pensacola Florida 32505 party of the second part.

(Where used herein the terms "first party" includes all the parties to this instrument and the heirs,
legal representatives and assigns of the individuals and the successors and assigns of
corporations, wherever the context so admits or requires.)

WITNESSETH, That the first party, for and in the consideration of the sum of \$ 10.00 (Ten
and no/100 dollars) in hand paid by said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release, and quit claim unto the second party, forever, A 1/3
UNDIVIDED INTEREST IN AND TO all the right title, interest claim and demand WITH said
first party, the following described lot, or parcel of land or parcel (containing commercial
structures with any and all attached property) lying and being in the County of Escambia, State
of Florida, to wit:

Official record book 2955, page 609 also known as Lots 4,5,6, and the west 10 feet of lot 7,
block 30, Hazlehurst Subdivision, recorded in deed book 55 at page 262, city of Pensacola,
Escambia, County, Florida, according to map of said city copyrighted by Thomas C. Watson in
1906; less that portion taken for R/W for "W" Street.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and
claim whatsoever of the said party, either in law or equity to the only proper use, benefit and
behoof of the said second party forever.

IN WHITNESS WHEREOF, the said first parties has signed and sealed these presents the day
and year first above written.

Signed and delivered in the presents of

Ray El BERRY ELI5
Witness (Print Name below)

D. Milam
Witness (Print name below) D Milam

Ray El BERRY ELI5
Witness (Print name below)

D. Milam
Witness (Print name below) D Milam

John L. Treiber
Grantor John L. Treiber

Grantor Printed name John L. Treiber
Address 4211 MORELIA PK

Grantor Janice E Trieber

Janice E. Treiber
Grantor Printed name JANICE TREIBER
Address SAME

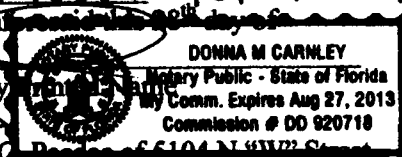
State of Florida
County of Escambia

I herby certify that on this day, before me, an officer duly authorized
to administer oaths and take Acknowledgments, did personally
Appear John L. Treiber and Janice E. Trieber and showed me as I.D.
The following T61647242580 T616428538600

Witness my hand and official seal in the county and state last aforesaid this 20th day of
September

Donna M. Carnley
Notary Signature

Donna M. Carnley
Notary Signature



Seal or stamp of Notary

Document prepared by Don C. Reader
Pensacola, Florida 32505

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-6-2015

TAX ACCOUNT NO.: 06-1310-000

CERTIFICATE NO.: 2012-3725

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Nichlos G. Treiber aka Nicholas G. Treiber
2825 Lakeview Ave.
Pensacola, FL 32505

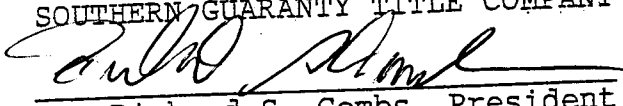
Allstate Floridian Insurance
Company aso Spencer S. Lowe
P.O. Box 21169
Roanoke, VA 24018

Shannon Treiber
7825 La Nain Dr.
Pensacola, FL 32514

American Interstate Insurance Co.
Litigation Accounts
2301 Hwy. 190 West
DeRidder, LA 70634

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11823

January 13, 2015

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Certificate of Delinquency filed by Shannon Treiber against Nichlos G. Treiber recorded in O.R. Book 6536, page 590.
2. Judgment filed by American Interstate Insurance Company against John Treiber (prior owner) recorded in O.R. Book 5707, page 757.
3. Judgment filed by Allstate Floridian Insurance Company ASO of Spencer S. Lowe against John Treiber (prior owner) recorded in O.R. Book 6167, page 822; O.R. Book 6249, page 1464; and O.R. Book 6378, page 1314.
4. Taxes for the year 2011-2013 delinquent. The assessed value is \$60,766.00. Tax ID 06-1310-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11823

January 13, 2015

172S301300004030 - Full Legal Description

LTS 4 5 & 6 & W 10 FT OF LT 7 BLK 30 HAZLEHURST PLAT DB 55 P 262 OR 1859 P 616 OR 2955 P 609 LESS OR
484 P 13 SR R/W (W STREET) & N 10 FT OF ALLEY OR 3557 P 719 OR 6517 P 1739

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11823

January 13, 2015

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-13-1995, through 01-13-2015, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Nichlos G. Treiber

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

January 13, 2015

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 6, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE AS COLL ASSN RMCTL2013** holder of **Tax Certificate No. 03725**, issued the 1st day of **June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 4 5 & 6 & W 10 FT OF LT 7 BLK 30 HAZLEHURST PLAT DB 55 P 262 OR 1859 P 616 OR 2955 P 609 LESS OR 484 P 13 SR R/W (W STREET) & N 10 FT OF ALLEY OR 3557 P 719 OR 6517 P 1739

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061310000 (15-269)

The assessment of the said property under the said certificate issued was in the name of

NICHLOS G TREIBER AKA NICHOLAS G TREIBER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of April, which is the **6th** day of **April 2015**.

Dated this 5th day of March 2015.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

**NICHLOS G TREIBER AKA
NICHOLAS G TREIBER
2825 W LAKEVIEW AVE
PENSACOLA, FL 32505**

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

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Post Property:

2825 W LAKEVIEW AVE 32505



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 03725 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 5, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NICHLOS G TREIBER AKA NICHOLAS G TREIBER 2825 W LAKEVIEW AVE PENSACOLA, FL 32505	SHANNON TREIBER 7825 LA NAIN DR PENSACOLA FL 32514
AMERICAN INTERSTATE INSURANCE CO LITIGATION ACCOUNTS 2301 HWY 190 WEST DERIDDER LA 70634	ALLSTATE FLORIDIAN INSURANCE COPANY ASO SPENCER S LOWE PO BOX 21169 ROANOKE VA 24018
NICHOLAS G TREIBER 715 EAST DESOTO STREET PENSACOLA FL 32501	ESCAMBIA COUNTY/FAMILY LAW 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

WITNESS my official seal this 5th day of March 2015.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

12/3725

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AMERICAN INTERSTATE INSURANCE
CO [15-269]
LITIGATION ACCOUNTS
2301 HWY 190 WEST
DERIDDER LA 70634

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *hacuc*☐ Agent☐ Addressee

B. Received by (Printed Name)

hacuc

C. Date of Delivery

70634

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below ☐ No

MAR 9 2015

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes2. Article Number
(Transfer from service label)

7007 0710 0001 2336 5989

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/3725

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALLSTATE FLORIDIAN INSURANCE
COPANY ASO SPENCER S LOWE
[15-269]
PO BOX 21169
ROANOKE VA 24018

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *D. K. B.*☐ Agent☐ Addressee

B. Received by (Printed Name)

DAVID BUCK

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number:

(Transfer from service label)

7007 0710 0001 2336 5996

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/3125

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
NICHLOS G TREIBER AKA NICHOLAS
G TREIBER [15-269]
2825 W LAKEVIEW AVE
PENSACOLA, FL 32505

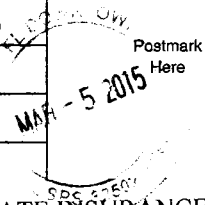
PS Form 380

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

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CO [15-269]
LITIGATION ACCOUNTS
2301 HWY 190 WEST
DERIDDER LA 70634

PS Form

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Postmark
Here

Sent To
NICHOLAS G TREIBER [15-269]
715 EAST DESOTO STREET
PENSACOLA FL 32501

PS Form

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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Postmark
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[15-269]
PO BOX 21169
ROANOKE VA 24018

PS Form

tions

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Postmark
Here

Sent To
SHANNON TREIBER [15-269]
7825 LA NAIN DR
PENSACOLA FL 32514

PS Form 38

ons

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Post Property:

2825 W LAKEVIEW AVE 32505



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15-269

Document Number: ECSO15CIV009769NON

Agency Number: 15-005502

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03725 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: NICHLOS G TREIBER AKA NICHOLAS G TREIBER

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/5/2015 at 9:35 AM and served same at 4:00 PM on 3/5/2015 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

[Signature]

P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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Personal Services:

**NICHLOS G TREIBER AKA
NICHOLAS G TREIBER
2825 W LAKEVIEW AVE
PENSACOLA, FL 32505**

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15-269

Document Number: ECSO15CIV009752NON

Agency Number: 15-005461

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #03725 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: NICHLOS G TREIBER AKA NICHOLAS G TREIBER

Defendant:

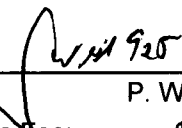
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/5/2015 at 9:34 AM and served same on NICHLOS G TREIBER AKA NICHOLAS G TREIBER , at 4:00 PM on 3/5/2015 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:


P. WISE, CPS

Service Fee: \$40.00

Printed By: DLRUPERT

12/3725

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



7007 0710 0001 2336 5972

neopost
03/05/2015
US POSTAGE
FIRST-CLASS MAIL
\$06.48
ZIP 32502
04111221084

SHANNON TREIBER [15-269]
7825 LA NAIN DR
PENSACOLA FL 32514

NIXIE 322 DE 1009 0003/20/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

322 DE 1009 0003/20/15

32514 2336 5972

CERTIFIED MAIL™



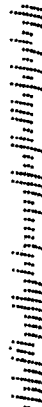
0710 0001 2336 5965

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502
NSN

neopost
03/05/2015
US POSTAGE
FIRST-CLASS MAIL
\$06.48
ZIP 32502
04111221084

**NO SUCH
NUMBER**

NICHLOS G TREIBER AKA NICHOLAS
G TREIBER [15-269]



Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



7007 0710 0001 2336 6344

neopost
03/05/2015
US POSTAGE

FIRST-CLASS MAIL

\$06.48⁰



ZIP 32502
041L11221084

NICHOLAS G TREIBER [15-269]
715 EAST DESOTO STREET
PENSACOLA FL 32501

NIXIE

322 DE 1009 0003/08/15

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 32502583335 *2187-11867-05-41

32502583335



12/3725

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
06-1310-000		SEE BELOW	06	172S30-1300-004-030

REAL ESTATE 2014 80443.0000
 PRIOR YEARS TAXES DUE

TREIBER NICHLOS G
 2825 W LAKEVIEW AVE
 PENSACOLA FL 32505

2825 W LAKEVIEW AVE
 LTS 4 5 & 6 & W 10 FT OF
 LT 7 BLK 30 HAZLEHURST
 PLAT DB 55 P 262

TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

OFFICE
 (850) 438-6500
 Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	60,766		60,766	402.06
PUBLIC SCHOOLS					
By Local Board	2.0850	60,766		60,766	126.70
By State Law	5.2370	60,766		60,766	318.23
WATER MANAGEMENT	0.0390	60,766		60,766	2.37
SHERIFF	0.6850	60,766		60,766	41.62
M.S.T.U. LIBRARY	0.3590	60,766		60,766	21.81
TOTAL MILLAGE 15.0215 AD VALOREM TAXES					912.79

12/3725

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NFP FIRE - 595-4960		85.00
NON-AD VALOREM ASSESSMENTS		85.00

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

997.79

**PAY ONLY
 ONE AMOUNT**

See reverse side for
 important information

If Paid By Please Pay	Mar 31 2015 \$997.79	Apr 30 2015 \$1,027.72			
--------------------------	-------------------------	---------------------------	--	--	--

AMOUNT
 DUE
 IF PAID
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
06-1310-000		SEE ABOVE	06	172S30-1300-004-030

REAL ESTATE 2014 80443.0000
 PRIOR YEARS TAXES DUE

TREIBER NICHLOS G
 2825 W LAKEVIEW AVE
 PENSACOLA FL 32505

2825 W LAKEVIEW AVE
 LTS 4 5 & 6 & W 10 FT OF
 LT 7 BLK 30 HAZLEHURST
 PLAT DB 55 P 262

TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By Please Pay	Mar 31 2015 \$997.79	Apr 30 2015 \$1,027.72			
--------------------------	-------------------------	---------------------------	--	--	--

CURRENT
 YEAR
 TAXES
 BECOME
 DELINQUENT
 APRIL 1

RETURN WITH
 PAYMENT

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

04/06/2015 - TAX CERTIFICATE # 03725

in the CIRCUIT Court
was published in said newspaper in the issues of

MARCH 5, 12, 19 & 26, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 26TH DAY OF
MARCH A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That CAPITAL ONE AS COLL ASSN RMCTL2013 holder of Tax Certificate No. 03725, issued the 1st day of June, A.D., 2012 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 4 5 & 6 & W 10 FT OF LT 7 BLK 30 HAZLEHURST PLAT DB 55 P 262 OR 1859 P 616 OR 2955 P 609 LESS OR 484 P 13 SR R/W (W STREET) & N 10 FT OF ALLEY OR 3557 P 719 OR 6517 P 1739

SECTION 17, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER 061310000
(15-269).

The assessment of the said property under the said certificate issued was in the name of NICHLOS G TREIBER AKA NICHOLAS G TREIBER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of April, which is the 6th day of April 2015.

Dated this 5th day of March 2015.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-03-05-12-19-26-2015

